Minutes of the Council of Beaconsfield

Minutes of the City of Beaconsfield's regular Municipal Council meeting, held at City Hall, 303 Beaconsfield Boulevard, Beaconsfield, Québec, on Monday, February 23, 2026, at 7:30 p.m.

WERE PRESENT:
Mr. Mayor Martin St-Jean and Councillors Dominique Godin, Marie Léveillé, Robert Mercuri, David Newell, Jason Rossie, Tim Quinn

ALSO PRESENT:
Patrice Boileau, Director General, Nathalie Libersan-Laniel, City Clerk and Director of Public Affairs, Dominique Quirk, Assistant City Clerk Denis Chabot, Director, Urban Planning and Municipal patrol

1. OPENING OF MEETING

Mr. Mayor calls the meeting to order.

2. AGENDA

2.1 Adoption of the agenda of the City of Beaconsfield's regular Council meeting of February 23, 2026

2026-02-058 It is moved by Councillor Tim Quinn, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to adopt the agenda of the City of Beaconsfield's regular Council meeting of February 23, 2026, with the following modification:

The withdrawal of item 60.6: Authorization of the complete street closure for the event BEAU Market, each Friday from May 29 to September 11, 2026, from 2 p.m. to 6:30 p.m.:

5. PUBLIC QUESTION PERIOD

Mayor St-Jean invites the PDQ1 Commander, Eric Gosselin, to provide updates and information regarding citizen safety in Beaconsfield.

Mr. Mayor provides an overview on the payment under protest which reaffirms the City's commitment to pursue this matter on behalf of its residents. He adds that the amount the City claims exceeds $22.3 million. He is glad to share with residents that the date of the trial has been set for January 27 to February 15, 2028. He acknowledges the challenges while also supporting Beaconsfield's autonomy, which it has maintained since 2006, when the City demerged from Montreal following the forced mergers.

He congratulates and thanks Mr. Patrice Boileau for his four decades of service, particularly in his role as Director General since 2006. Mr. Boileau has guided the City's transition from a borough to an independent municipality and has led the many projects undertaken by the City with consistency and integrity. He reflects on the 20th anniversary of the City's return to autonomy and self-government, while looking ahead to continued growth and to strengthening the vibrant community it is today.

The Mayor then invites the Councillors to share their remarks in recognition of this achievement. Councillors congratulate and thank Mr. Boileau for his remarkable devotion and genuine care for the City. Councillor Godin also indicates that the Culture and Leisure Committee is looking for a new member and that all the details can be found in the Contact magazine.

Mr. Mayor announces the beginning of the public question period at 7:52 p.m.

A resident asks Council to review the opposition concerning the demolition of 111, St-Andrew. She is worried about the dust, the noise and the project timeline. She asks if residents nearby can be notified when major work is being done.

Mr. Mayor explains that a demolition that usually last around 48 hours, that the by-laws of the cities regarding dust and noise must be followed in such

projects. He will see if it is possible for residents to be made aware when major work is being done.

A resident indicates that at the STM meeting in January, The STM representative indicated that the City was involved in the bus route discussion, contrary to what as was implied. She asks on what bases does Council and Director general decide what information is shared and when it will be shared with taxpayers. And how does this align with the transparency promised during election time.

Mayor St-Jean indicates that the City communicates information that is in our possession or that belongs to the City, in this case all information provided at the STM meetings belongs to STM, and the City is not in at liberty to disclose this information. The City was consulted and attended meetings and the Mayor indicates that he has expressed this before, but unfortunately it does not give the City the liberty to share the information.

The president of the Beaconsfield Citizen association asks a question concerning taxes. He has looked at the evaluation of the homes around his neighborhood and notices that the evaluation went through the roof. He asks who is responsible for the evaluation and on what criteria it is based.

Mr. St-Jean indicates that the Service d'évaluation foncière determines the evaluation based in particular on sales and on renovation work in a sector. The average property value increase is 6.51 % resulting in an average increase of 3.89% for an average-value property. This property assessment roll is done every 3 years. Councillor Mercuri advises that the resident may apply for a property assessment review if they wish to contest the assessed value. Councillor Newell adds that there is a video explaining the process on the website of the property assessment rolls.

A resident sent an email to the City's administration regarding a notice informing that a building will be built on the tennis court, she explained that nobody wants this building referring to her neighbours.

Mr. Mayor indicates that there will be a public consultation regarding this subject next month and that she is welcome to attend.

A resident indicates that Mr. Arem Salem, Executive Committee vice-chair of the City of Montreal, told her that the City of Beaconsfield participated in the discussion of a bus route on Montrose, and that he did not understand why the residents were not informed.

The Mayor reiterates that the STM alone decides on bus routes and intended to make the announcement once it was ready to do so.

A resident is concerned that the new construction he owns may not comply with the by-law and that he could lose the deposit he paid.

Mayor St-Jean indicates that each file is reviewed by Council and that Council is not required to approve the Planning Advisory Committee's recommendation.

A resident asks whether it would be possible to prepare and publish a document outlining debt servicing, risk transparency, and what a 40-year loan term would mean for residents, in relation to Loan By-law BEAC-181 in the amount of 18,600,000$ for the Multipurpose Cultural Centre.

Mr. Mayor states that this concern is shared by everyone in the room and notes that, before being a member of Council, he is also a Beaconsfield resident. He adds that he will look into what can be done and what information can be made available.

Mayor St-Jean asks for Councillors' approval to extend the question period beyond the 30 minutes prescribed by by-law.

The question period continues.

A resident asks what criteria or number of citizens it will take for Council to support residents when a matter is important to them. He also refers to the petition that was sent to the Mayor through a link.

Mr. Mayor explains that he cannot provide a definitive answer, as each issue must be assessed on a case-by-case basis and involves different considerations. He indicates that the link he received showed only the number of signatures, with no way to identify who they were or to confirm whether they are Beaconsfield residents.

A resident asks at what interest rate the City is borrowing and for how long, and says he is concerned about tax increases for residents. He asks whether anyone has assessed the impact.

The Mayor acknowledges that there will be an impact and that an analysis has been done. He adds that the City has always relied on the municipal borrowing process for specific City project.

A resident asks about contract 692-25-GC in the amount of $27,070,648.79 that was given to 3 Axes Construction Inc. He asks if it includes the demolition of the club house and whether several bidders submitted bids.

Mr. Mayor answered that 12 bidders participated and that 6 were very competitive with the lowest confirming bidder's price. He confirms that the price includes the demolition of the Club house.

A resident asks why is the 211-bus route taken away?

Mayor St-Jean answered that it is a question for the STM as he does not have that information. Councillor Godin offers to look at the online simulator with her and draw up a map.

Since time does not permit to address all written questions during the meeting, the Administration will send a written response to the person concerned.

The questions submitted in writing, as well as the responses, may be consulted in the annex to the minutes.

The question period ends at 8:33 p.m.

10. MINUTES

10.1 Adoption of the minutes of the City of Beaconsfield's special Council meeting of January 19, 2026, at 7:00 p.m.

2026-02-059 It is moved by Councillor Dominique Godin, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of January 19, 2026, at 7:00 p.m.

10.2 Adoption of the minutes of the City of Beaconsfield's special Council meeting of January 19, 2026, à 7:30 p.m.

2026-02-060 It is moved by Councillor David Newell, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of January 19, 2026, at 7:30 p.m.

10.3 Approval of the minutes of the City of Beaconsfield's special Council meeting of January 22, 2026, at 8:15 a.m.

2026-02-061 It is moved by Councillor Robert Mercuri, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's special Council meeting of January 22, 2026, at 8:15 a.m.

10.4 Approval of the minutes of the City of Beaconsfield's Public Consultation of January 26, 2026, at 7:00 p.m.

2026-02-062 It is moved by Councillor Marie Léveillé, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's Public Consultation of January 26, 2026, at 7:00 p.m.

10.5 Adoption of the minutes of the City of Beaconsfield's regular Council meeting of January 26, 2026, at 7:30 p.m.

2026-02-063 It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to approve the minutes of the City of Beaconsfield's regular Council meeting of January 26, 2026, at 7:30 p.m.

20. CONTRACTS

20.1 Renewal of contract TP 2025-05 for the maintenance and repair of HVAC systems in municipal buildings for the year 2026 with Névé Réfrigération Inc., at an approximate cost of $22,226.22, all taxes included

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2026-02-064 It is moved by Councillor David Newell, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to approve the renewal of contract TP 2025-05 for the maintenance and repair of HVAC systems in municipal buildings for the year 2026 with Névé Réfrigération Inc., at an approximate cost of $22,226.22, all taxes included;

To allot an adjustment according to the 2025 Consumer Price Index for the Montreal region, plus taxes, as per tender TP 2025-05; and

To authorize the Finance and Treasury Department to charge the expense to budget codes 02-731-90-567, 02-198-00-567, 02-319-00-567, 02-738-90-567, 02-719-00-567.

20.2 Ratification of the awarding of the City of Beaconsfield's damages insurance contract for the period of January 1 to December 31, 2026, authorization for payment of the premium to Société d'assurance Beneva Inc., for a total amount of $80 798,43, all taxes included, following the call for tenders conducted by the Union des municipalités du Québec (UMQ) as part of the Regroupement des municipalités de l'Île de Montréal (RMIM)

2026-02-065 CONSIDERING the conditions and awarding premiums filed by Société d'assurance Beneva Inc. relating to property, equipment breakage, crime and fraud insurance (bloc A) for the January 2026- January 2027;

CONSIDERING the recommendations by Martin Grandchamp, of Fidema Groupe Conseils Inc., UMQ consultant, to the group of Municipalities of the Island of Montreal (RMIM), following his analysis of the conditions and awarding premiums which were filed;

CONSIDERING the approach taken by the group members relating to the establishment of the guarantee fund for general liability insurance and damages;

WHEREAS the City of Beaconsfield accepts the awarding conditions filed by Société d'assurance Beneva Inc. relating to the damages insurance portfolio for the January 2026- January 2027 term for a total amount of $ all taxes included;

It is moved by Councillor Marie Léveillé, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to include the preamble as an integral part herein, as if recited at length and to authorize the awarding of the contract for damages insurance January 2026- January 2027, in accordance with the law and by insurance type:

Property insurance;
Equipment breakage insurance;
Crime and fraud insurance;
Automobile insurance, owner's form; and

To authorize the Mayor and the City Clerk to sign, for and in the name of the City, all documents giving effect to this resolution and to authorize the

Finance and Treasury Department to charge the expenses to budget code 02-141-00-420 for the year 2026.

20.3 Awarding of contract 692-25-GC for the construction of a Multipurpose Cultural Centre of the City of Beaconsfield, to 3 Axes Construction Inc. for the amount of $27,070,648.79 taxes included

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2026-02-066 WHEREAS during the Council meeting held on June 17, 2019, as part of the Reimagining SPACE project to revitalize Centennial Park, the cultural centre, and the adjacent marina property, the project's Steering Committee filed a report on the public consultations and creative workshops held in the spring of 2019;

WHEREAS the multidisciplinary architectural competition held in the spring of 2024, aimed at the construction of a new multipurpose cultural centre, was framed by the recommendations identified in the public consultation report;

WHEREAS during the meeting of July 15, 2024, Council tabled the selection by the jury of the architectural contest the design of the winning team, Lemay / Bouthillette Parizeau / Elema, which integrates into the natural context of the site and incorporates the recommendations from the consultations held in 2019;

WHEREAS during the meeting of October 21, 2024, Council awarded contracts for professional services to the firms forming the winning team of the architectural competition, for the preparation of detailed plans and specifications and the supervision during construction of a multipurpose cultural centre.

It is moved by Councillor Dominique Godin, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to authorize the awarding of contract 692-25-GC for the construction of a Multipurpose Cultural Centre of the City of Beaconsfield, to 3 Axes Construction Inc. for the amount of $27,070,648.79 taxes included, conditional to the approval of the Borrowing by-law BEAC-181 for the construction of a Multipurpose Cultural Centre;

To authorize the Finance and Treasury Department to charge the expense to budget code 26-729-02-722. The costs of this expenditure will be financed by the loan by-law BEAC-181.

20.4 Resolution authorizing an expenditure and the signing of an agreement with the Ministry of Culture and Communications (MCC) for the integration of a work of art as part of the Beaconsfield Multipurpose Cultural Centre project

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2026-02-067 WHEREAS the Beaconsfield Multipurpose Cultural Centre project is subject to the Policy for the Integration of the Arts into Architecture and Environment of Government and Public Buildings and Sites of the Ministry of Culture and Communications (MCC) of Quebec;

WHEREAS this policy stipulates that a percentage of the construction budget must be allocated to the acquisition and installation of a work of art, including the payment of operating expenses for the ad hoc committees established for the application of the policy, as well as related costs for the administration of the arts integration programs;

WHEREAS the City wishes to comply with this requirement and integrate a work of art into the above-mentioned project;

It is moved by Councillor Tim Quinn, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to authorize a maximum expenditure of $143,730 for the acquisition, administration, creation, and installation of a work of art as part of the Beaconsfield Multipurpose Cultural Centre project, in accordance with the Policy for the Integration of the Arts into Architecture and Environment of the MCC;

To authorize the initiation of the necessary steps with the MCC, including the appointment of a City representative to sit on the selection committee as required by the program;

To authorize the Director of Sustainable Development to sign, for and on behalf of the City of Beaconsfield, any agreement, document, or required commitment with the MCC relating to the implementation of this art integration project;

That this expenditure be charged to budget code 02-491-10-419.

20.5 Mandate to the Union des municipalités du Québec (UMQ) with regard to the group for the purchase in common of insurance products relating to the protection of the reputation of elected officials and senior officers against defamation, harassment and hate speech, as well as criminal liability insurance in matters of occupational health and safety

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2026-02-068 WHEREAS, in accordance with section 29.9.1 of the Cities and Towns Act, the City of Beaconsfield may participate in a group insurance program with the UMQ.

WHEREAS the City of Beaconsfield wishes to join the UMQ group insurance program, as a participating municipality, for the purchase of reputation protection insurance for elected officials and senior officers against defamation, harassment and hateful speech, and of criminal liability insurance in occupational health and safety matters;

WHEREAS the term covered by the insurance contract resulting from the group insurance program is from March 31, 2026 to March 30, 2031;

WHEREAS the UMQ acts as the mandatary of the group insurance program, in particular for the preparation of documentation, the process for publishing a notice of intent, the awarding of the insurance contract and its renewal, as applicable;

WHEREAS the City of Beaconsfield, as a participating municipality in the group insurance program, undertakes to purchase its insurance from the successful bidder, in accordance with applicable laws, and to provide the information required for that purpose;

WHEREAS the coverages and conditions pertaining to the insurance are set out in insurance policies or certificates issued in the name of each participating municipality;

WHEREAS the City of Beaconsfield remains responsible for the payment of its premiums and fees, including, in particular, the applicable administration fees payable to the UMQ, as follows:

- Assurances protection de la réputation des élues, élus et hauts fonctionnaires contre la diffamation, le harcèlement et les propos haineux
    - Less than 20,000 residents: 175$ plus taxes
    - More than 20,000 residents: 425$ plus taxes
- Assurances responsabilité pénale en matière de santé et sécurité
    - Less than 20,000 residents: 225$ plus taxes
    - More than 20,000 residents: 225$ plus taxes

WHEREAS, although the UMQ, as awarding authority, takes reasonable precautions with respect to the present matter, each member party of the group insurance program undertakes to settle on its own any dispute that may arise following or in connection with the present matter, including any dispute between it and the insurer or the insurer’s broker;

WHEREAS, subject to applicable legal provisions, a municipality may subsequently join the group insurance program, withdraw from it or be expelled, in accordance with the terms and conditions established by the group insurance program ;

It is moved by Councillor Jason Rossie, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED

THAT the City of Beaconsfield join the UMQ group insurance program, as a participating municipality, for the purpose of awarding an insurance contract for reputation protection for elected officials and senior officers against defamation, harassment and hateful speech, and for criminal liability insurance in occupational health and safety matters, for the period from March 31, 2026, to March 30, 2031.

30. FINANCE AND TREASURY

30.1 Approval of the list of accounts payable as of February 23, 2026, and of the list of pre-authorized payments for the period of January 16, 2026, to January 25, 2026, and for the period of January 27, 2026, to February 12, 2026, for a total disbursement of $2,752,447.12

2026-02-069 CONSIDERING the lists submitted by the Treasurer regarding the payment of expenses for financial and investment activities;

It is moved by Councillor Robert Mercuri, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED:

To approve the list of accounts payable as of February 23, 2026, regarding expenses for financial and investment activities totalling $1,002,750.70; and

To approve the list of pre-authorized payments from January 16, 2026, to January 25, 2026, and for the period of January 27, 2026, to February 12, 2026, totalling $809,619.70 and electronic payments, for the same period, of salaries paid to municipal employees, bank fees and the debt service, totalling $940,076.72; and

That all these disbursements totalling $2,752,447.12 be drawn from the City's bank account at Royal Bank of Canada, Beaconsfield branch.

30.2 Approval of a $2,000 contribution to the Toope Memorial Scholarship for the year 2026

2026-02-070 CONSIDERING that the Toope Memorial Scholarship was established in 1996 in memory of Reverend Frank Toope and his spouse Jocelyn Toope. The scholarship is intended to highlight the positive role young people play in our community;
CONSIDERING that the Toope Scholarships have been greatly appreciated by the schools, the young people who receive them and their families. They are a significant part of the support services we offer our youth;

It is moved by Councillor Dominique Godin, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to approve a $2,000 financial contribution to the Toope Memorial Scholarship for the year 2026; and
To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

30.3 Approval of a $300.51 financial contribution to 13 community, cultural and sport associations representing up to 50% of the basic amount of the BFL liability insurance fees for the year 2026

2026-02-071

It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED to approve a $300.51 financial contribution to 13 community, cultural and sport associations representing up to 50% of the basic amount of the BFL liability insurance fees for the year 2026; and
To authorize the Finance and Treasury Department to charge the expense to budget code 02-519-10-992.

30.4 Participation of the Director General at the annual conference of the Union des municipalités du Québec (UMQ) from May 13 to 15, 2026, in Québec City, at an approximate cost of $890, plus reimbursement of travelling and lodging expenses and other related costs

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2026-02-072 It is moved by Councillor Tim Quinn, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the Director General be authorized to participate at the annual conference of the Union des municipalités du Québec (UMQ) from May 13 to 15, 2026, in Québec City, at an approximate cost of $890, plus reimbursement of travelling and lodging expenses and other related costs upon presentation of supporting documents; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-131-10-311.

30.5 Participation of the Mayor at the annual conference of the Union des municipalités du Québec (UMQ) from May 13 to 15, 2026, in Québec City, at an approximate cost of $890, plus reimbursement of travelling and lodging expenses and other related costs

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2026-02-073 It is moved by Councillor David Newell, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED that the Mayor be authorized to participate at the annual conference of the Union des municipalités du Québec (UMQ) from May 13 to 15, 2026, in Québec City, at an approximate cost of $890, plus reimbursement of travelling and lodging expenses and other related costs upon presentation of supporting documents; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-111-10-311.

30.6 Participation of the Director General at the annual conference of the Association des directeurs généraux des municipalités du Québec (ADGMQ) from June 10 to 12, 2026, in Saint-Hyacinthe, at an approximate cost of $930, plus reimbursement of travelling and lodging expenses and other related costs

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2026-02-074 It is moved by Councillor Jason Rossie, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the Director General be authorized to participate at the annual conference of the Association des directeurs généraux des municipalités du Québec (ADGMQ) from June 10 to 12, 2026, in Saint-Hyacinthe, at an approximate cost of $930, plus reimbursement of travelling and lodging expenses and other related costs upon presentation of supporting documents; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-131-10-311.

30.7 Participation of the Director General at the annual conference of the Canadian Association of Municipal Administrators (CAMA) from May 25 to 27, 2026, in Whistler (British Columbia), at an approximate cost of $770, plus reimbursement of travelling and lodging expenses and other related costs

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2026-02-075 It is moved by Councillor Robert Mercuri, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED that the Director General be authorized to participate at the annual conference of the Canadian Association of Municipal Administrators (CAMA) from May 25 to 27, 2026, in Whistler (British Columbia), at an approximate cost of $770, plus reimbursement of travelling and lodging expenses and other related costs upon presentation of supporting documents; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-131-10-311.

30.8 Participation of the Mayor at the annual conference of the Federation of Canadian municipalities (FCM) from June 4 to 7, 2026, in Edmonton (Alberta, at an approximate cost of $1,195, plus reimbursement of travelling and lodging expenses and other related costs

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2026-02-076 It is moved by Councillor Marie Léveillé, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED that the Mayor be authorized to participate at the annual conference of the Federation of Canadian municipalities (FCM) from June 4 to 7, 2026, in Edmonton (Alberta, at an approximate cost of $1,195, plus reimbursement of travelling and lodging expenses and other related costs upon presentation of supporting documents; and

To authorize the Finance and Treasury Department to charge the expense to budget code 02-111-10-311.

40. BY-LAWS

40.1 Filing, notice of motion and adoption of first Draft By-law 720-131 entitled "By-law amending Zoning By-law 720 in order to modify the number of materials for multifamily residence buildings (h3), to add specific standards for zone H336 concerning the slope percentage for an access aisle leading to a parking area, and to modify the standards concerning multifamily residence (h3) and communal residence (h4) usages for zone H336 in order to render them conforming to the planning program of the City of Beaconsfield" and submission of the first Draft by-law to a public consultation on March 23, 2026, at 7:00 p.m.

2026-02-077 WHEREAS the first draft by-law is filed and a notice of motion is given by Councillor Dominique Godin for Draft By-law 720-131 entitled "By-law amending Zoning By-law 720 in order to modify the number of materials for multifamily residence buildings (h3), to add specific standards for zone H336 concerning the slope percentage for an access aisle leading to a parking area, and to modify the standards concerning multifamily residence (h3) and communal residence (h4) usages for zone H336 in order to render them conforming to the planning program of the City of Beaconsfield" in compliance with the *Cities and Towns Act* and the *Act respecting land use planning and development;*

It is moved by Councillor Dominique Godin, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED to adopt, as submitted, the first Draft By-law 720-131 entitled "By-law amending Zoning By-law 720 in order to modify the number of materials for multifamily residence buildings (h3), to add specific standards for zone H336 concerning the slope percentage for an access aisle leading to a parking area, and to modify the standards concerning multifamily residence (h3) and communal residence (h4) usages for zone H336 in order to render them conforming to the planning program of the City of Beaconsfield" and to submit the first Draft By-law to a public consultation on March 23, 2026, at 7:00 p.m., in compliance with the *Act respecting land use planning and development*.

40.2 Filing, notice of motion and adoption of Draft By-law BEAC-165-01 entitled "By-law amending By-law BEAC-165 concerning the Planning Program to specify the maximum number of stories permitted inside the sector c1 to be transformed or built and add a sector c1 to be transformed or built in map 5 in the Planning Program of the City of Beaconsfield" and submission of the draft by-law to a public consultation on March 23, 2026, at 7:00 p.m.

2026-02-078 WHEREAS the draft by-law is filed and a notice of motion is given by Councillor Jason Rossie for Draft By-law BEAC-165-01 entitled "By-law amending By-law BEAC-165 concerning the Planning Program to specify the maximum number of stories permitted inside the sector c1 to be transformed or built and add a sector c1 to be transformed or built in map 5 in the Planning Program of the City of Beaconsfield" in compliance with the *Cities and Towns Act*; *Act* and the *Act respecting land use planning and development;*

It is moved by Councillor Jason Rossie, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to adopt, as submitted, the Draft By-law BEAC-165-01 entitled "By-law amending By-law BEAC-165 concerning the Planning Program to specify the maximum number of stories permitted inside the sector c1 to be transformed or built and add a sector c1 to be transformed or built in map 5 in the Planning Program of the City of Beaconsfield" and to submit the Draft By-law to a public

consultation on March 23, 2026, at 7:00 p.m., in compliance with the *Act respecting land use planning and development*.

40.3 Filing and notice of motion of Draft By-law BEAC-177 entitled "By-law to authorize capital expenditures and a loan of $1,405,000 for the structural rehabilitation of watermain pipes and of sanitary sewer pipes"

2026-02-079 Councillor Marie Léveillé files Draft By-law BEAC-177 entitled "By-law to authorize capital expenditures and a loan of $1,405,000 for the structural rehabilitation of watermain pipes and of sanitary sewer pipes" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

40.4 Filing and notice of motion of Draft By-law BEAC-178 entitled "By-law to authorize capital expenditures and a loan of $1,230,500 to reconfigurate the Woodland and Highway 20 intersection"

2026-02-080 Councillor Tim Quinn files Draft By-law BEAC-178 entitled "By-law to authorize capital expenditures and a loan of $1,230,500 to reconfigurate the Woodland and Highway 20 intersection" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

40.5 Filing and notice of motion of Draft By-law BEAC-179 entitled "By-law to authorize capital expenditures and a loan of $1,200,000 for various work and studies to improve the storm sewer network."

2026-02-081 Councillor Robert Mercuri files Draft By-law BEAC-179 entitled "By-law to authorize capital expenditures and a loan of $1,200,000 for various work and studies to improve the storm sewer network." and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

40.6 Filing and notice of motion of Draft By-law BEAC-180 entitled "By-law to authorize capital expenditures and a loan of $2,500,000 for the replacement of mechanical units at the Public Works building and the Municipal garage"

2026-02-082 Councillor David Newell files Draft By-law BEAC-180 entitled "By-law to authorize capital expenditures and a loan of $2,500,000 for the replacement of mechanical units at the Public Works building and the Municipal garage" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

40.7 Filing and notice of motion of Draft By-law BEAC-181 entitled "By-law authorizing a loan of $18,600,000 for the construction of a Multipurpose Cultural Centre, before grants and private contributions"

2026-02-083 Councillor Dominique Godin files Draft By-law BEAC-181 entitled "By-law authorizing a loan of $18,600,000 for the construction of a Multipurpose Cultural Centre, before grants and private contributions" and gives notice of motion of intent to submit for adoption at a subsequent meeting of Council, the said draft, in compliance with the *Cities and Towns Act*.

40.8 Request for a review of the Demolition Committee's decision of December 2, 2025, pertaining to the building located at 366 Beaconsfield

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The owner and his consultant spoke regarding the request for a review of the demolition.

2026-02-084 It is moved by Councillor Dominique Godin, seconded by Councillor Jason Rossie and RESOLVED to MAINTAIN the Demolition Committee's decision of December 2, 2025, and to REJECT the application for a certificate of authorization to demolish a building located at 366 Beaconsfield;

VOTES IN FAVOUR:
Councillors Robert Mercuri, David Newell, Jason Rossie

VOTES OPPOSED:
Councillors Dominique Godin, Marie Léveillé, Tim Quinn

In reason of a tie vote on the motion, the decision is deemed to be in the negative.

THE DEMOLITION COMMITTEE'S DECISION OF DECEMBER 2, 2025, IS MAINTAINED TO REJECT THE APPLICATION FOR A CERTIFICATE OF AUTHORIZATION TO DEMOLISH A BUILDING LOCATED AT 366, BEACONSFIELD, ACCORDING TO THE REASONS FOR THE DEMOLITION COMMITTEE DECISION'S MADE AT ITS MEETINGS OF DECEMBER 2, 2025, AND FEBRUARY 17, 2026.

40.9 Request for a review of the Demolition Committee's decision of December 2, 2025, pertaining to the building located at 111 St-Andrew

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Two people spoke regarding the request for a review of the demolition.

2026-02-085 It is moved by Councillor Robert Mercuri, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to MAINTAIN the Demolition Committee's decision of December 2, 2025, and to the application for a certificate of authorization to demolish a building located at 111 St-Andrew, according to the reasons indicated in the Demolition Committee decision, considering:

- The poor state of the immovable.
- The estimated high costs of eventual restoration of the immovable with respect to its current value and the demonstration that demolition is unavoidable.

In addition to the reasons above, the following additional criteria were considered by the Committee since the application concerns a heritage building:

- The Committee has duly noted the objections received upon issuance of the certificate of authorization for demolition.
- The Committee requests that the letters of objection received for 111 St-Andrew be transmitted to the Planning Advisory Committee of their review.

And subject to the applicable regulation and the following conditions:

- That the applicable park fees, be paid in the manner established by Council;
- That the replacement program submitted to the Planning Advisory Committee be approved by Council;
- That the demolition be completed within the period specified in the by-law;
- That the trees be preserved, wherever possible and that a minimum protection perimeter around each of the existing trees be established and erected in accordance with the provisions of the zoning by-law before the demolition of the building.
- That the environmental sustainability of the demolition project be demonstrated, including the opportunity to salvage and reuse the building's materials and equipment, before the issuance of a demolition permit.

45. URBAN PLANNING

45.1 Request for minor exemptions for the property located at 114 Regent

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2026-02-086 CONSIDERING THAT a request for minor exemptions was presented to the Planning Advisory Committee meeting held on February 3, 2026, for the property located at 114 Regent;

CONSIDERING THAT the request for minor exemptions is:
- to authorize the main building to be located at 2.64 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 1.86 metres in the left lateral setback;

- to authorize the walls of the extension to be composed of a single cladding material, whereas the front facade of the main building is composed of two cladding materials, while the zoning regulations stipulates that the use of cladding materials must be in equal proportions on all walls;

CONSIDERING THAT a minor exemption application must respect the conditions enumerated in section 2.9 in By-law BEAC-044 concerning minor exemptions;

CONSIDERING THAT the Planning Advisory Committee considers that the conditions listed in By-law BEAC-044 are fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the minor exemptions request:
- to authorize the main building to be located at 2.64 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 1.86 metres in the left lateral setback;
- to authorize the walls of the extension to be composed of a single cladding material, whereas the front facade of the main building is composed of two cladding materials, while the zoning regulations stipulates that the use of cladding materials must be in equal proportions on all walls for the property located at 114 Regent;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the request for minor exemptions:
- to authorize the main building to be located at 2.64 metres from the left lateral landsite line, while the zoning by-law requires a lateral setback of a minimum of 4.5 metres, resulting in an encroachment of 1.86 metres in the left lateral setback;
- to authorize the walls of the extension to be composed of a single cladding material, whereas the front facade of the main building is composed of two cladding materials, while the zoning regulations stipulates that the use of cladding materials must be in equal proportions on all walls for the property located at 114 Regent.

45.2 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 3 Legault

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2026-02-087 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 3 Legault;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 3 Legault, according to option C;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 3 Legault, according to option C.

45.3 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 114 Regent

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2026-02-088 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 114 Regent;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 114 Regent;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 114 Regent.

45.4 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 24 St-Louis

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2026-02-089 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 24 St-Louis;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 24 St-Louis;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 24 St-Louis.

45.5 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 26 Manresa

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2026-02-090 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 26 Manresa;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 26 Manresa;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 26 Manresa.

45.6 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 339 Berwick

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2026-02-091 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 339 Berwick;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 339 Berwick;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application for the extension of the main building located at 339 Berwick.

45.7 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 160 Juniper

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2026-02-092 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 160 Juniper;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 160 Juniper;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 160 Juniper.

45.8 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of a main building located at 296 Pinetree

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2026-02-093 CONSIDERING THAT a building permit application was filed for the modification of the facade of a main building located at 296 Pinetree;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 296 Pinetree;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to the building permit application for the modification of the facade of a main building located at 296 Pinetree.

45.9 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 591 Beaconsfield

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2026-02-094 CONSIDERING THAT on October 23, 2023, Council adopted resolution 2023-10-669 approving the site planning and architectural integration programme for a building permit application at 591 Beaconsfield;

CONSIDERING THAT after the resolution was adopted, an application to modify the approved plan was filed;

CONSIDERING THAT this modification application must respect the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that the applicable objectives and criteria are respected;

CONSIDERING the Planning Advisory Committee's recommendation to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 591 Beaconsfield;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to APPROVE the SPAIP relating to a building permit application to modify the already approved plan at 591 Beaconsfield.

45.10 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the extension of the main building located at 41 Circle

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2026-02-095 CONSIDERING THAT a building permit application was filed for the extension of a main building located at 41 Circle;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the building permit application at the February 3, 2026, meeting and is of the opinion that
- the objective regarding the construction, extension or modification project respects the character of the place and the dominant characteristics is not respected, because the criteria on (1) the construction, extension or modification project uses the cladding
materials dominant in the sector. The use of a small-format clay brick, distinguished from neighbouring residences is favoured and (2) the construction, extension or modification project is based on the treatment of building facades in the sector. A proportionate blend of several materials is favoured are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 41 Circle;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application for the extension of the main building located at 41 Circle.

45.11 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application for the modification of the facade of the main building located at 45 Sweetbriar

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2026-02-096 CONSIDERING THAT a building permit application was filed for the modification of the facade of the main building located at 45 Sweetbriar;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of permit application;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents submitted with the building permit application at the February 3, 2026, meeting and is of the opinion that
- the objective to propose sustainable, quality architecture is not respected, because the criteria on (1) the exterior cladding materials are durable, with sober colours and compatible with the surrounding buildings and (2) the exterior cladding materials and architectural components match together, in form, texture and colour are not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 45 Sweetbriar;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the building permit application for the modification of the facade of the main building located at 45 Sweetbriar.

45.12 Request for the approval of the Site Planning and Architectural Integration Programme (SPAIP) relating to a building permit application to modify the already approved plan at 185 Lakeview

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2026-02-097 CONSIDERING THAT on April 22, 2025, Council adopted resolution 2025-04-161 approving the site planning and architectural integration programme for a building permit application at 185 Lakeview;

CONSIDERING THAT after the resolution was adopted, an application to modify the approved plan was filed;

CONSIDERING THAT this modification application must respect the applicable objectives and criteria included in By-law BEAC-098 on Site Planning and Architectural Integration Programmes (SPAIP);

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the permit application at the February 3, 2026, meeting and is of the opinion that the objective to propose a building with harmonious shapes and volumes is not respected, because the criterion on the architectural treatment of a new building or extension allows a harmonious relationship mitigating a difference in height, volume and number of stories in relationship with the neighbouring buildings or buildings adjacent to another municipality is not fulfilled and the objective to propose sustainable, quality architecture is not respected, because the criterion on the exterior cladding materials and architectural components match together, in form, texture and colour is not fulfilled;;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to a building permit application to modify the already approved plan at 185, Lakeview;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to a building permit application to modify the already approved plan located plans at 185 Lakeview.

45.13 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) to carry out backfilling work on the property located at 185 Lakeview

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2026-02-098 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 185 Lakeview;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of request;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the request to carry out backfilling work at the February 3, 2026, meeting and is of the opinion that
- the objective to enhance the natural topography of the land covered by the operations of backfilling or excavation is not respected, because the criteria on (1) the proposed finished grade renews as much as possible existing soil levels prior to the project and (2) where the proposed grades have significant differences with existing grades, these differences must be justified by the constraints of the drainage of the land or adjacent site that preclude the full compliance with the current topography are not fulfillled;
- the objective to minimize impacts on neighbouring properties is not respected, because the criterion on finished grades projected along the property boundaries are adjusted to adjacent grade levels is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 185 Lakeview;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 185 Lakeview.

45.14 Request the approval of the Site Planning and Architectural Integration Programme (SPAIP) to carry out backfilling work on the property located at 301 London

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2026-02-099 CONSIDERING THAT a request was filed to carry out backfilling work for the property located at 301 London;

CONSIDERING THAT By-law BEAC-098 regarding Site Planning and Architectural Integration Programmes (SPAIP) indicates objectives and criteria to fulfill for this type of request;

CONSIDERING THAT the Planning Advisory Committee has considered the plans and documents accompanying the request to carry out backfilling work at the February 3, 2026, meeting and is of the opinion that
- the objective to minimize impacts on neighbouring properties is not respected, because the criterion on the natural topography of the existing property is highly varied, projected finished grades aim to create grades to allow the implementation of quality landscaping and to prevent disruptions to the natural drainage of adjacent properties is not fulfilled;

CONSIDERING the Planning Advisory Committee's recommendation to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 301 London;

It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED to REFUSE the SPAIP relating to the permit application to carry out backfilling work on the property located at 301 London.

50. <u>HUMAN RESOURCES</u>

50.1 Nomination in view of permanency as Chef de section, projets to position 5100

2026-02-100 It is moved by Councillor Jason Rossie, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Brahim Sahli as Chef de section, projets, be approved as of February 23, 2026;

THAT his salary be established at a level between 1 and 2 of group 5 of the management salary scale;

50.2 Nomination in view of permanency as Agente au service à la clientèle et à la perception to position 2111

2026-02-101 It is moved by Councillor Marie Léveillé, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Serena Wang to position 2111, as Agente au service à la clientèle et à la perception, be approved as of April 7, 2026;

THAT this nomination be subjected to a probation period of six (6) months as stipulated in paragraph 2.01b) of the White Collar Collective Agreement;

THAT her salary be established at level 1 of salary group 6 of the White Collar Collective Agreement; and

THAT her seniority be recognized as of October 21, 2025.

50.3 Nomination in view of permanency as Technicien en génie civil et inspecteur to position 5106

2026-02-102 It is moved by Councillor Tim Quinn, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED that the nomination in view of permanency of Arezki Mokrane as Technicien en génie civil et inspecteur, be approved as of February 23, 2026;

THAT this nomination be subjected to a probation period of eight (8) weeks as stipulated in paragraph 2.01b) of the white collar employees collective agreement;

THAT her/his salary be established at level 1 of salary group 10 of the white collar employees collective agreement.

53. COMMITTEES

53.1 Minutes of the Planning Advisory Committee meeting of February 3, 2026

2026-02-103 It is moved by Councillor David Newell, seconded by Councillor Dominique Godin and UNANIMOUSLY RESOLVED that Council take act of the minutes of the Planning Advisory Committee meeting of February 3, 2026.

53.2 Minutes of the Finance Advisory Committee meeting of December 9, 2025

2026-02-104 It is moved by Councillor Robert Mercuri, seconded by Councillor David Newell and UNANIMOUSLY RESOLVED to approve the minutes of the Finance Advisory Committee meeting of December 9, 2025.

53.3 Deposit of the minutes of the Demolition Committee meeting of February 17, 2026, to precise an entry in the minutes of the December 2, 2025, meeting

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2026-02-105 Council takes act of the minutes of the Demolition Committee meeting of February 17, 2026, to precise an entry

60. GENERAL

60.1 Mandate to the administration of the City of Beaconsfield to pay, under protest, the first payment of the quotes-parts, invoices and contributions for the year 2026 to the Agglomeration of Montréal

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2026-02-106 CONSIDERING the tripartite agreement of June 2008, between the Government of Québec, the City of Montréal and the reconstituted municipalities of the Agglomeration of Montréal and the Ministerial Order

therein from the Minister of Municipal Affairs and Regions dated November 26, 2008, concerning the rules to establish the fiscal potential of the related municipalities of the urban agglomeration of Montréal for the purposes of apportioning urban agglomeration expenditures;

CONSIDERING the Order of the Minister of Municipal Affairs and Land Occupancy dated July 21, 2017, replacing the Order of the Minister of Municipal Affairs and Regions dated November 26, 2008;

CONSIDERING resolution 2019-12-494 mandating Me Marc-André Lechasseur from Bélanger Sauvé law firm in order to evaluate various options for the City of Beaconsfield regarding the issue of the "quotes-parts" resulting in overtaxing by the Agglomeration of Montréal;

CONSIDERING resolution 2020-12-455 mandating Me Jacques Jeansonne, from the firm Jeansonne lawyers, to join the City's work team and Me Marc-André LeChasseur from Bélanger Sauvé law firm in the case of the "quotes-parts" resulting in overtaxing by the Agglomeration of Montréal;

CONSIDERING the Order of the Minister of Municipal Affairs and Housing dated December 18, 2019, renewing the coefficient of tax potential of 2.68, undervalued, without justification, and in the absence of a rigorous analysis of the fiscal impact following the 2020-2022 property assessment roll;

CONSIDERING the absence of a neutrality coefficient to counter market effects during the calculation of general "quote-parts" by the City of Montréal following the filing of the new 2020-2022 property assessment roll;

CONSIDERING resolution 2020-02-065 adopted at the Council meeting held on February 24, 2020, and resolution 2020-06-208 adopted at the Council meeting held on June 22, 2020, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2020;

CONSIDERING resolution 2021-05-202 adopted at the Council meeting held on May 17, 2021, and resolution 2021-08-351 adopted at the Council meeting held on August 23, 2021, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2021;

CONSIDERING resolution 2022-02-066 adopted at the Council meeting held on February 28, 2022, and resolution 2022-05-229 adopted at the Council meeting held on May 24, 2022, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2022;

CONSIDERING resolution 2023-02-123 adopted at the Council meeting held on February 20, 2023, and resolution 2023-05-445 adopted at the Council meeting held on May 23, 2023, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2023;

CONSIDERING resolution 2024-02-061 adopted at the Council meeting held on February 26, 2024, and resolution 2024-05-203 adopted at the Council meeting held on May 21, 2024, mandating the administration of the City of Beaconsfield to pay, under protest, the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2024;

CONSIDERING resolution 2025-02-080 adopted at the Council meeting held on February 24, 2025, and resolution 2025-05-227 adopted at the Council meeting held on May 20, 2025, mandating the administration of the City of Beaconsfield to pay, under protest, the first payment of the quotes-parts, invoices and contributions to the Agglomeration of Montréal for the year 2025;

CONSIDERING the adoption by the Minister of Municipal Affairs and Housing of the Order concerning the rules to establish the fiscal potential of the related municipalities of the urban agglomeration of Montréal for the purposes of apportioning urban agglomeration expenditures on December

16, 2020, and the Erratum on January 15, 2021, the Order extends the coefficient of tax potential;

It is moved by Councillor Dominique Godin, seconded by Councillor Jason Rossie and UNANIMOUSLY RESOLVED that a mandate be given to the City of Beaconsfield to pay, under protest, the first instalment of the quotes-parts, invoices and contributions for the year 2026 to the Agglomeration of Montréal;

THAT a copy of this resolution be sent to:

- Mrs. Geneviève Guilbault, Minister of Municipal Affairs and Housing;

- Mrs. Agnès Grondin, Parliamentary Assistant to the Minister of Municipal Affairs and Housing, Member of the National Assembly for Argenteuil;

- Mr. Gregory Kelley, Member of the National Assembly for Jacques Cartier;

- the Mayors of the related cities.

60.2 Adoption of the modifications to the Editorial policy regarding the municipal Contact magazine - Your Council section (GRECOMM-002)

2026-02-107 WHEREAS the Editorial Policy regarding the municipal Contact magazine - Your Council section was adopted at the December 18, 2017, Council meeting by resolution 2017-12-426;

WHEREAS it is advisable to revise the Policy in order to adapt it to the current reality;

It is moved by Councillor Marie Léveillé, seconded by Councillor Tim Quinn and UNANIMOUSLY RESOLVED to adopt of the modifications to the Editorial Policy regarding the municipal Contact magazine - Your Council section (GRECOMM-002).

60.3 Deposit of the City Clerk's report on the participation of elected municipal officers in a Professional Development Program entitled "Municipal Ethics and Good Conduct in Municipal Affairs"

2026-02-108 The City clerk files the report attesting to the participation of elected officials in the mandatory training on Municipal Ethics and **Good** Conduct in accordance with section 15 of the Municipal Ethics and Good Conduct Act (LEDMM);

Council takes note of the report filed by the City clerk attesting to the participation of the following elected officials in the mandatory training recognized by the Commission municipale du Québec:

Councillors Dominique Godin, Marie Léveillé, Robert Mecuri, David Newell, Jason Rossie and Tim Quinn.

60.4 Resolution in support of National Day for the Promotion of Positive Mental Health, March 13, 2026

2026-02-109

It is moved by Councillor Jason Rossie, seconded by Councillor Robert Mercuri and UNANIMOUSLY RESOLVED
CONSIDERING that March 13 has been recognized as National Day for the Promotion of Positive Mental Health;

CONSIDERING that the Mouvement Santé mentale Québec and its member organizations are launching their annual mental health promotion campaign on this day, under the theme "Un pas, un geste, un mouvement... Ensemble pour une bonne santé mentale !";

CONSIDERING that the promotion of positive mental health aims to increase and maintain the individual and collective well-being of the population and to foster resilience of the population and to foster resilience;

CONSIDERING that municipalities have been shown to play a leading role in promoting the positive mental health of their fellow citizens;

60.5 Request for approval of a custom traffic sign for the City of Beaconsfield

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2026-02-110 WHEREAS Council submitted a request to remove the pedestrian push-buttons at the intersection of St-Charles Boulevard and Highway 20 (A20), and to install a traffic sign indicating that the pedestrian phase operates automatically;

WHEREAS this type of sign is not standardized by the Ministère des Transports et de la Mobilité durable (MTMD) and constitutes a custom sign designed to meet the specific needs of the City of Beaconsfield;

It is moved by Councillor Tim Quinn, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to approve the installation of a traffic sign indicating that the pedestrian phase operates automatically at the intersection of St-Charles Boulevard and Highway 20.

60.6 Authorization of the complete street closure for the event BEAU Market, each Friday from May 29 to September 11, 2026, from 2 p.m. to 6:30 p.m.

2026-02-111 Withdrawn.

70. AGGLOMERATION COUNCIL

70.1 Mayor's report on the decisions made by the Agglomeration Council at its meetings of January 29 and February 19, 2026

2026-02-112 Mr. Mayor participated in two meeting the first on January 19 was to adopt the Agglomeration budget. The second was to adopt a resolution asking the Quebec Government to reconsider the dismissal of the programme de l'expérience Québécoise. The dismissal of the program will force people to return to their home country. The resolution asks that a grandfather clause should exist for the people that came to Quebec with a certain set of guidelines and were presented with information indicating that the program would provide an avenue to permanent residency.

80. DIRECTORS REPORTS

80.1 Deposit of the Directors reports

2026-02-113 Are received and accepted for information purposes:

Urban Planning Department's building report for January 2026;
DDO dispatch centre's report for January 2026;
Report on live and deferred viewing of Council meetings via webcast.

90. NEW BUSINESS

90.1 New Business

Nil.

95. CLOSING OF MEETING

It is moved by Councillor Jason Rossie, seconded by Councillor Marie Léveillé and UNANIMOUSLY RESOLVED to close the regular meeting at 9:26 p.m.

APPENDIX

WRITTEN QUESTIONS OF THE FEBRUARY 23,2026 MEETING

The questions are reproduced as submitted. However, some text has been edited to protect personal information, in accordance with the Act respecting Access to documents held by public bodies and the Protection of personal information.

Subject : Council Meeting Verbatim Transcripts

Question: At the last Council Meeting January 26th, 2026, I asked a question about producing verbatim Council meeting transcripts. Mr. Mayor, you responded to the effect that the question only arrived the afternoon of the meeting and that while the request as written could not be implemented by the next Council meeting as requested, you would have the Administration look into the technical and cost considerations so that Council could make a determination. As of this date, February 18th, 2026, I have not heard from anyone in the Administration as you had suggested so, I will now ask again: Will the City commit to publishing verbatim Council meeting transcripts—starting with the next Council meeting? The City already makes live video and video on demand of these “in camera sessions” publicly available and so the production of a verbatim transcript would seem non-problem.

Answer: Your verbatim request is currently under review with our supplier. The transcript format presently available has several limitations, including readability and formatting issues, absence of identification of the different speakers, and the French/English alternation typical of verbatim text.

Subject : Sound Wall A20 & CN Railway corridor

Question: On November 17, 2025, a resident asked Council to confirm its position regarding the construction of sound walls along Autoroute 20 and the Canadian National railway corridor, noting that transportation noise has been identified by public health authorities, including Dr. David Kaiser of Montréal Public Health, as being associated with sleep disturbance, stress, and increased cardiovascular risk. At that time, it was indicated that Council would discuss the matter at caucus. More than three months have now passed, and residents have not received a formal public update. My question is the following: Will Council publicly recognize transportation noise as an environmental health concern and commit, no later than the April 2026 Council meeting, to adopting and transmitting a formal resolution to the appropriate provincial and federal authorities requesting update.

Answer: In the coming months, the new Council will determine its future course of action on this matter and meet with our Member of the National Assembly to discuss what assistance may be available for the City. Garrett Watson
Fairlawn

Subject : St-Charles/20 Intersection Safety Follow-up

Question: Following the City’s recent press release entitled “Intersection of Saint-Charles Boulevard and Highway 20 ramp – Beaconsfield requests installation of a red-light camera and complete reconfiguration of interchange”. My question is, who within the city is the responsible lead for managing and advancing this file — politically or administratively — and what specific accountability structure will be put in place under that leadership to ensure structured follow-up, defined timelines, regular public reporting, and active escalation if necessary so that this request does not stall or lose momentum? Additionally, will the remainder or St-Charles be taken into account for safety and mobility planning and potential re-design on the infrastructure renewal cycle? Thank you

Answer: Technical aspects are led by the administration and political aspects are led by the mayor and Council. We are in communication with the MTMD (Ministry of Transport and Mobility), the agglomeration of Montreal, the police department and consultants. To date, several short-term corrective measures have already been implemented, including signal timing adjustments, replacement of pedestrian countdowns, and pavement corrections at the intersection. The City has established a structured follow-up: a traffic counting campaign is scheduled this Spring, followed by a professional engineering mandate in 2026 to analyze the data and develop a permanent and safe solution for the configuration of Saint-Charles boulevard. Progress will continue to be reported to Council, and items under MTMD jurisdiction have been formally transmitted for their review. Yes, the broader Saint-Charles Boulevard corridor will be taken into account. Safety, mobility, and design considerations beyond this single intersection will be examined as part of the upcoming professional study and within the City’s infrastructure renewal and planning cycle.

Subject : Option to receive Electronic Mail without Canada Post mail

Question: The option of sending and receiving electronic mail is prevalent with most government agencies. What steps is Beaconsfield taking to implement the choice of having mail sent electronically as opposed to Canada Post? If no plans are in place, when will a plan be put in place for the convenience and safety of citizens and to protect the environment?

Answer: With regards to the tax bill and other finance documents, it is not an option at the present time. While we do envision this possibility and hopefully, technologies and IT programming will improve and the City will have this option. The assessment role does not provide email addresses of our residents, and our taxation software does not connect at the present time with any citizen application like bciti+. The City will look at available options this year in respect of Bill 25 on the protection of personal information. It is a different challenge for the CONTACT; Postes Canada delivers this as a governmental bulk document. Therefore, the rate is lower than a targeted delivery by address. And even if someone has a sticker to not receive publicity, because it is from the city, the CONTACT is not publicity and gets delivered.

Subject : New Culture Centre

Question: 27 million contract 18 million bylaw. How is the other 9 million to be financed ?

Answer: The financing of this project is exceptional and has never been seen in Beaconsfield before. The total cost of the project including contingencies is $28,6M. The good news is that we have obtained close to $10M of grants and have secured $6,9M of funds and private contributions. The net cost to the City is $11,7M$.

Subject: AI imagery in city communications

Question: I would like to know how the city reconciles its self-image of being eco-green while using AI-generated imagery in its communications. As a local artist, President of the Beaconsfield Artists Association, and an environmentally-minded citizen, I am quite upset by this hypocrisy. The city could easily find local artists or photographers to do the work. I am sure the price would be very reasonable. Obviously the environmental impact and social impact would be much more positive. What does the council think about this flagrant and gross misuse of AI, stealing the work of other artists and using it for free on city publications?

Answer: For municipal communications, the City works with an in-house graphic designer responsible for layout and visual assembly. This has long been our operating model. The City has not historically commissioned original artwork for publications, and the limited use of AI-assisted tools has not displaced local artists. Images used in our publications are obtained through licensed platforms such as Getty Images and Adobe Stock, for which creators are compensated. Artificial intelligence may be used as a complementary design aid within that licensed framework. It is not used to generate photographic images or to misrepresent services or programming. Municipal communications are produced within an established digital environment that includes professional software and cloud-based systems, all of which require energy. The occasional, integrated use of AI tools forms part of that existing workflow and is not considered inconsistent with the City’s environmental commitments. As with all operational decisions, environmental awareness, efficiency and responsible stewardship of public funds are taken into account. The City values its local artistic community and continues to support artists through its cultural programming. At the same time, routine municipal communications must be produced within defined timelines and budgets to ensure sound management of taxpayer resources.

Objet: The $27 M 692-25-GC for the construction of a Multipurpose Cultural Centre

Question: What financial safeguards and controls are being put in place to have detailed oversight of the project management monthly of the Cultural Centre mega project ? It's really easy to spend other peoples' money especially on vanity projects when perhaps taxpayers money should be spent on road repair, sewers and drainage. Who will be held accountable if there are cost overruns and more importantly who will pay should that occur?

Answer:

- The project will be supervised by the professional team responsible for the design, as well as an external project manager
- The loan bylaw provides for the cost of contingencies, professional fees, as well as the cost of to finance the total project cost
- The net cost to citizens will be limited due to a favourable financing structure that benefits from subsidies, municipal reserves, and private contributions

Subject: Construction Mitigation & Resident Accountability – 79 Elm Ave, Beaconsfield, Quebec

Question: Dear Mr. Mayor and Members of Council, as a resident of Beaconsfield, I am concerned with the new building project at 79 Elm Ave, Beaconsfield. As the weather warms and work on this site intensifies, I am concerned about the future impacts of dust, noise, and street cleanliness.

1. Has a Mitigation Plan been filed for dust/street cleaning (BEAC-120) and noise control (BEAC-033)?
2. Who is the specific inspector and which phone number should residents call for immediate response if noise limits or street cleanliness are violated?
3. What is the plan to prevent construction worker parking from obstructing our street? We want to ensure all norms are respected from the start. Thank you

Answer: If there is any problem with the construction site (noise outside permitted hours, Street cleanliness, parking violations) we invite you to dial 514-428-5999. We will dispatch a patroller on duty. Please note that a construction site will have an impact on the surroundings, but we will make sure that the by-law will be respected. Do not hesitate to call us.

Subject: Règlement BEAC-175 Règlement sur la salubrité, l'occupation et l'entretien des bâtiments

Question 1: I am quite concerned about a number of points regarding wildlife in the new bylaw on buildings. Bird collision prevention is in the bylaws of many cities, including Toronto, and bird friendly policies are in place in Ste Anne de Bellevue, but are absent in the Beaconsfield bylaw. Why are bird friendly building requirements left out? Another concern is the way wildlife is described. Words like "vermine" are vague and harmful. Pest control methods are cruel and often violate the animal bylaws. Please expand the outdoor ban on poison and cruel traps in indoors too. It is great that the presence of dead animals is prohibited. Please legally define pest control as being restricted to humane no kill methods and remove the word "exterminator". Extermination of vermin means to kill animals, thus this bylaw mandates that it violates itself. Please replace vermine with faune.

Question 2: (this second question is accepted at the Council's discretion) As a resident, I am very concerned about the proposed demolition and new building at 111 Saint Andrew Avenue. The building is in repairable condition, and the proposed new building will be significantly bigger than the current one. This will involve a lot of noise and dust non stop and a potential safety hazard. Please ideally refuse the demolition, but if you decide to allow the demolition, please give residents of this street the courtesy of a building that is the same size as the current one, and advanced minimum of 48 hours warning before demolition begins. Will you please consider the concerns and opposition towards the demolition and rebuild?

Answer 1: Thank you for your comments. This by-law is an obligation of the provincial government. It is looking at protecting heritage buildings and insuring quality dwellings for residents.

Answer 2: For your second question, If there is any violation of the nuisances bylaw please do not hesitate to call our municipal patrol at 514-428-5999. Also, please note that the construction bylaw and the architectural integration bylaw will have to be respected.